



34 Rostron Crescent, Formby, Liverpool, Merseyside. L37 2ET

£390,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this Rostron built semi detached house which offers spacious and meticulously maintained family accommodation. Features include, TWO entertaining room, Wren dining kitchen with built in appliances, FOUR bedrooms, family shower room and en-suite shower room.

Occupying a pleasant position in this popular established location which is convenient for numerous local amenities including local primary and secondary schools, transport links including Formby railway station, local shops, The Nation Trust Pinewoods Nature Reserve and Beach and Formby Village with its vibrant atmosphere and wide variety of coffee bars, restaurants, independent shops and supermarkets.

FEATURES

- ROSTRON BUILT SPACIOUS SEMI DETACHED HOUSE
- TWO ENTERTAINING ROOMS
- WREN DINING KITCHEN WITH BUILT IN APPLIANCES
- FOUR BEDROOMS
- FAMILY SHOWER ROOM & FIRST FLOOR EN-SUITE SHOWER ROOM
- LARGE LAUNDRY ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM (NEW BOILER INSTALLED OCTOBER 2020)
- DETACHED GARAGE & GARDEN STORE
- ATTRACTIVE GARDENS TO FRONT & REAR
- AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door with obscure glass.

Spacious Hall

10' 2" x 14' 4" (3.10m x 4.37m) (maximum dimensions)
Glazed door; U.P.V.C. framed double glazed window to side with obscure glass.

Cloakroom/W.C.

5' 8" x 6' 9" (1.73m x 2.06m) (maximum dimensions) Suite comprising inset wash hand basin in vanity unit; low level W.C.; chrome ladder style radiator; tiled walls; Karndean flooring; U.P.V.C. framed double glazed window to front with obscure glass.

Front Lounge

12' 4" x 17' 2" into bay (3.76m x 5.23m) U.P.V.C. framed double glazed bay window to front; feature fireplace surround fitted with living flame pebble effect gas fire; two wall light points.

Rear Sitting Room

12' 4" x 11' 3" (3.76m x 3.43m) Double glazed window to rear.

Dining Kitchen

10' 1" x 13' 3" (3.07m x 4.04m) (maximum dimensions)
Range of Wren base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; Viceroy built under electric hob; Viceroy induction hob; extractor canopy; Neff integrated refrigerator; integrated dishwasher; pan drawers; U.P.V.C. framed double glazed window to side; glazed sliding door to:-

Laundry Room

8' 7" x 10' 10" (2.62m x 3.30m) Base units; single drainer sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; double glazed hardwood window to side and rear; double glazed hardwood door to side.

First Floor

Turned Staircase

Landing

U.P.V.C. framed double glazed window to front.

Bedroom No. 1

12' 4" x 14' 3" into bay (3.76m x 4.34m) U.P.V.C. framed double glazed bay window to front; built in wardrobes with hanging rails and shelving.

Bedroom No. 2

12' 4" x 11' 4" into wardrobe (3.76m x 3.45m) Double glazed window to rear; built in wardrobe with hanging rail and storage above.



ROOM DESCRIPTIONS

Bedroom No. 3

10' 10" x 8' 1" (3.30m x 2.46m) Double glazed window to rear.

Attractive Shower Room with W.C.

5' 8" x 9' 6" (1.73m x 2.90m) Suite comprising large tiled shower compartment with mains fitment; inset wash hand basin in vanity unit with cupboards below and toiletries cupboard with mirror and shelving over; low level W.C. with concealed cistern; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass; large storage cupboard housing Worcester wall mounted gas heating boiler (installed October 2020)

Second Floor

Turned Staircase

Bedroom No. 4

20' 4" x 16' 6" (6.20m x 5.03m) (maximum dimensions - sloping ceiling) Four Velux double glazed windows; eaves storage.

En-Suite Shower Room

7' 7" x 9' 5" (2.31m x 2.87m) Suite comprising tiled shower compartment fitted with Triton electric shower; pedestal wash hand basin; low level W.C.; part tiled walls; Velux double glazed window.

Outside

Detached Single Garage

metal up and over door; U.P.V.C. framed double glazed window to side; door to side; power and light,

Brick Built Garden Store

Gardens

Gardens are present to front and rear. The front garden has a low wall and block paved driveway providing ample off road parking and attractive stoned area with borders containing flowering shrubs and bushes. The enclosed rear garden is laid to lawn with paved patio areas.

PLEASE NOTE

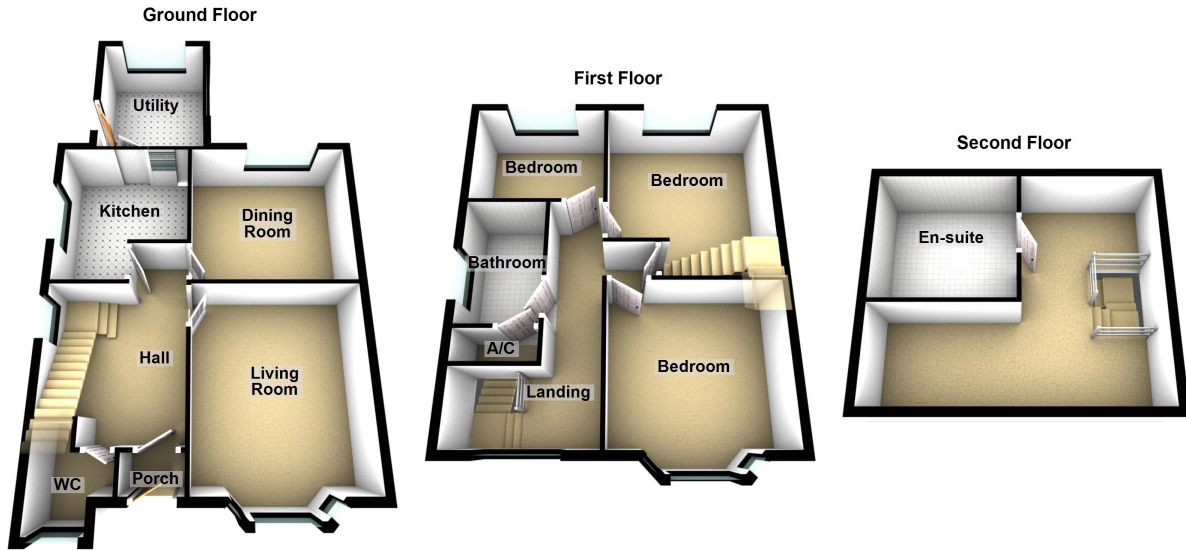
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

72

81

